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The Corporation of the City of Richmond Hill

By-Law 30-24

RECEIVED
2024/06/13
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Ontario Heritage Trust

A By-Law to Authorize the Designation of 124 Richmond Street (*Leslie Innes House*)
Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill has caused to be served on the owners of the property known as 124 Richmond Street, Richmond Hill, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid real property and has caused such a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality;


And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scale drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" and attached to By-Law 30-24;

And Whereas no objection to the proposed designation was served on the City Clerk within the period prescribed by the *Ontario Heritage Act*;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That the real property located at 124 Richmond Street, being Lot 99, Registrar's Compiled Plan 12003; Richmond Hill Regional Municipality of York [PIN 03166-0237 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of the By-law in a newspaper having general circulation in the municipality.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" in the Land Registry Office.
4. That Schedule "A" attached to By-law 30-24 is declared to form a part of this By-law.

Passed this 5th day of June, 2024.


David West
Mayor


Stephen M.A. Huycke
City Clerk

SCHEDULE "A" TO BY-LAW 30-24

REASONS FOR DESIGNATION

124 Richmond Street

Leslie Innes House

Description of Property

The Leslie Innes House at 124 Richmond Street is a 1 ½ -storey brick building with an L-shaped plan located on the south side of Richmond Street. The property is located within the historic village of Richmond Hill.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

Dating to 1888, the Leslie Innes House at 124 Richmond Street has design and physical value as a representative example of late-Victorian Gothic Revival residential architecture in Richmond Hill. The building has retained its original scale, form, massing

and orientation on the south side of Richmond Street. The building has also retained many original architectural details that are representative of the late-Victorian Gothic Revival style including an asymmetrical L-shaped plan, steeply-pitched cross-gabled roof, buff-brick cladding with red-brick quoins and voussoirs/hood molds, segmental-headed windows and doors, projecting bay windows on its north and east elevations, date stone, and east-facing wooden storm door with scroll trim and colored glass accents.

Historical and Associative Value

The Leslie Innes House has historical value for its direct association with Leslie Innes, who constructed the dwelling in 1888, and resided there until his death in 1919. Leslie, along with his two sons William and John, founded the construction company L. Innes & Sons when they moved to Richmond Hill around 1885, and were prolific builders and carpenters in the village from the 1880s to the 1910s. The Innes family also owned a lumber and planing mill at the west end of Richmond Street from the 1880s to the 1930s, which was a key part of the industry that developed around Mill Pond in the late 19th century, and was one of the last lumber mills to operate on the west branch of the Don River. Leslie Innes was an important local business owner and employer, and significantly contributed to the built form character of Richmond Hill village around the turn of the 20th century through his construction projects, as well as the wooden finishes manufactured in his lumber mill.

The Leslie Innes House also has historical value because it reflects the work of Leslie Innes of L. Innes & Sons, who was a significant builder, carpenter and lumber mill owner in Richmond Hill from the 1880s to the 1910s.

Other notable buildings constructed by L. Innes & Sons include the William Proctor Double House at 37-39 Centre Street West (1891), the Charles Mason Double House at 12-14 Church Street South (1891), the William Innes House at 297 Richmond Street (c. 1893), the Richmond Hill High School at 10268 Yonge Street (1897), the John L. Innes House at 131 Richmond Street (1903), and the M. L. McConaghy Public School at 10100 Yonge Street (1914).

Contextual Value

The Leslie Innes House has contextual value because its scale, form, and late-Victorian Gothic Revival architectural style are important in defining and maintain the predominantly fine-grained late-19th and early-20th century residential character of the surrounding streetscape on Richmond Street, and the historical character of Richmond Hill's village core more broadly.

The subject building also has contextual value for being historically and functionally linked to a collection of properties built and owned by the Innes family along Richmond Street, the road leading to the L. Innes & Sons lumber mill located at the western terminus of the street, south of Mill Pond. These properties include the subject dwelling, as well as the John L. Innes House at 131 Richmond Street (c. 1903), the Harry Innes House at 132 Richmond Street (1913), and the William Innes House at 297 Richmond Street (c. 1893).

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of a late-Victorian Gothic Revival architecture in Richmond Hill are:

- The scale, form and massing of the 1 ½-storey building with an L-shaped plan;
- The steeply-pitched cross-gabled roof with north, east and west gable ends;
- The rubble-stone foundation and dichromatic brick cladding;
- The masonry detailing, including:

- The projecting buff-brick building base;
 - The decorative red-brick detailing, including quoining and radiating voussoirs/hood molds; and
 - The white-brick “1888” datestone within the house’s north gable end;
- The segmental-arched windows with wooden lugsills and radiating brick voussoirs/hood molds, including:
 - The projecting bay window with a concave mansard roof on the principal (north) elevation; and
 - The projecting bay window with a hipped roof on the side (east) elevation;
- The segmental-arched doorways in the building’s ell, with paneled wooden doors and radiating red-brick voussoirs/hood molds, including:
 - The north-facing main door; and
 - The east-facing wooden storm door featuring scroll trim and colored glass accents.

Historical and Associative Value

Heritage attributes contributing to the historical value of the property for its associations with Leslie Innes and the *L. Innes and Sons* building and lumber operations are:

- The house’s scale, siting, and orientation on the south side of Richmond Street, the same street on which the *L. Innes & Sons* mill was located; and
- The house’s material palette and architectural detailing in the Gothic Revival style, which reflect the work of *L. Innes & Sons*.

Contextual Value

The heritage attributes that contribute to the contextual value of the property as part of a fine-grained late-19th and early-20th century residential streetscape on Richmond Street are:

- The house’s scale, siting, and orientation on the south side of Richmond Street; and
- The house’s material palette and architectural detailing in the Gothic Revival style, which contribute to the historical character of Richmond Street and Richmond Hill’s Village Core more broadly.

Note: the house’s later rear (south) addition is not considered to possess heritage attributes.